

---

---

**S-4230**  
**HARSH ACRES MINOR SUBDIVISION**  
**Minor-Sketch Plan**

**STAFF REPORT**  
**MARCH 31, 2011**

---

---

---

---

**S-4230**  
**HARSH ACRES MINOR SUBDIVISION**  
**Minor-Sketch Plan**

**Staff Report**  
**MARCH 31, 2011**

---

---

**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioners and property owners, Robert Lesley and Marjorie Lesley, represented by Todd Starr of Starr Associates, are seeking primary approval of a 2-lot subdivision on 10.12 acres, located at the southwest corner of Newcastle Road and CR 1000 E, in Sheffield 32 (SE) 22-3.

**AREA ZONING PATTERNS:**

The property is zoned AW, Agricultural Wooded, as is all surrounding land except to the east across CR 1000 E which is zoned Agricultural. South of CR 800 S, property is zoned AA, Select Agricultural.

The parent tract is an 80 acre tract of land that has been divided into five smaller pieces of land all over ten acres in area. This two-lot subdivision request is of one of these smaller pieces of land totaling 10.12 acres; only two division rights will remain with the 80 acre parent tract after recordation of this subdivision.

**AREA LAND USE PATTERNS:**

Lot one has an existing house; proposed Lot 2 is currently unimproved. The area is a mix of several large-lot residences, forested areas, and farm fields.

**TRAFFIC AND TRANSPORTATION:**

CR 1000 E and Newcastle Road are both classified as rural local roads by the County *Thoroughfare Plan*. The County Highway Department is not requiring a “no vehicular access” statement on either frontage since Lot 1 has an existing driveway, and there is plenty of distance and no apparent site limitations on proposed Lot 2. The required 30’ half-width right-of-way has been shown along both streets.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

The County Surveyor’s Office has already approved the drainage for this subdivision.

A letter from the County Health Department states that, “Lot 1 has an existing single-family dwelling...served by an approved system...meeting permit requirements. Based on a soil report...Lot 2 can be considered for an elevated sand mound with a perimeter drain to lower seasonal high water table. Landscape position of the soil borings will allow a tile outlet for the drain to discharge to the surface on the property without need of an easement.”

**CONFORMANCE WITH UZO REQUIREMENTS:**

Setbacks shown are correct; no buffering is required. Lot width and area are sufficient.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Number shall be shown.